

## 4.4 CULTURAL RESOURCES

This section examines whether implementation of the West Gateway project would potentially impact significant historical resources in the project area. As discussed in the NOP and Initial Study, given the age and style of some of the buildings in the West Gateway project area, it is possible that several structures may be historically important and possibly eligible for listing on the City's or state historic registers. Prehistoric and archaeological resources are not discussed in this section. However, standard mitigation measures for monitoring demolition and grading will be incorporated into the mitigation program.

### 4.4.1 EXISTING SETTING RELATED TO CULTURAL RESOURCES

#### *City of Long Beach Historic Preservation Program*

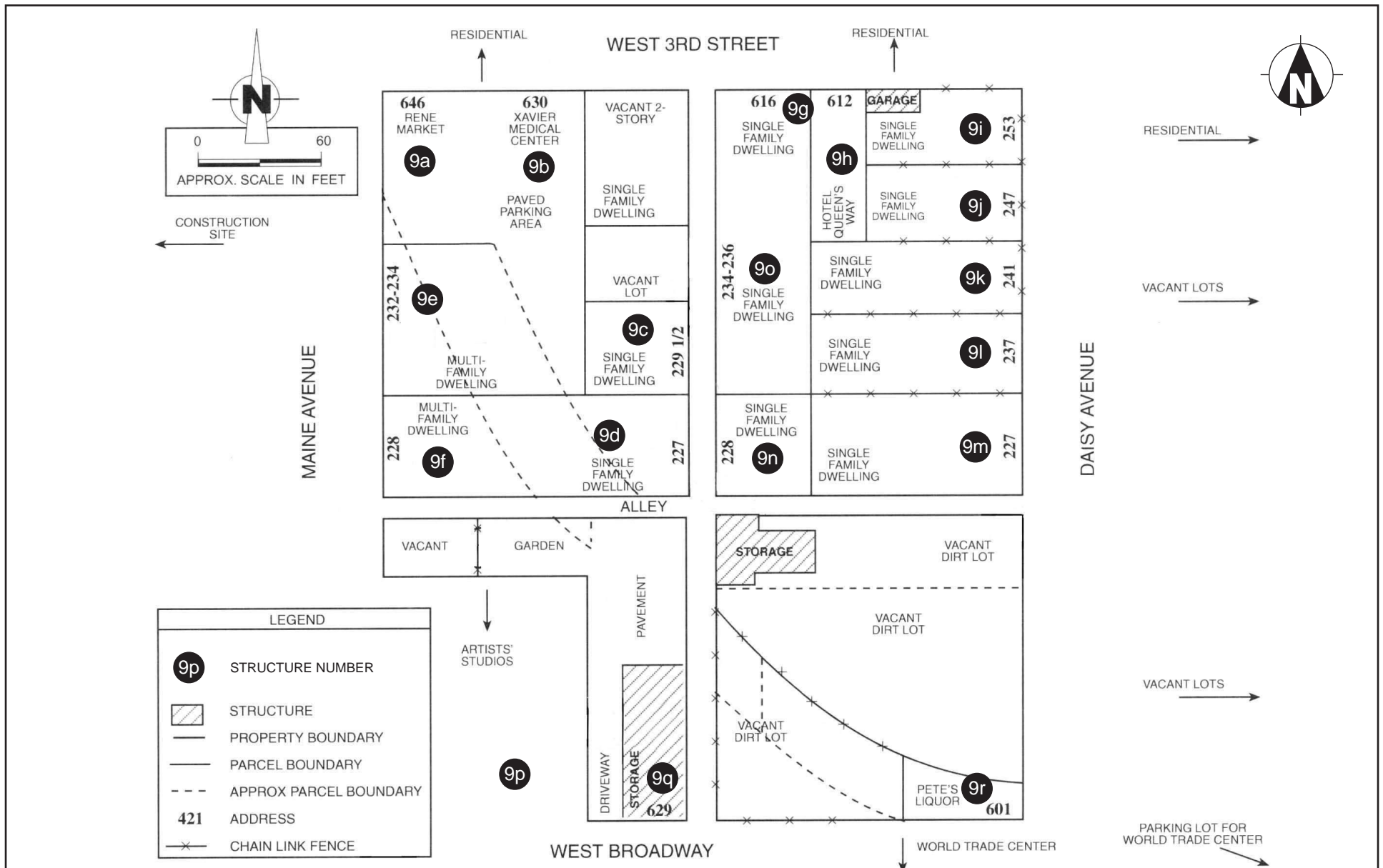
The Long Beach City Council designates historic landmarks, historic districts, historic places and historic objects by city ordinance. The City of Long Beach has a historic preservation program in place and has a full time historic preservation officer to ensure its enforcement and implementation. The City has recognized certain buildings and neighborhoods as having special architectural and historical value. Historic Landmark status for buildings in Long Beach may be designated if they have historic and/or architectural value and have retained their original exterior form and materials. Buildings that are high quality examples of past architectural styles, or that have historical associations or unusual architectural characteristics, may meet the criteria for landmark designation. Historic Districts are areas containing groups of older houses that are intact and unaltered. While each building may not be individually worthy of landmark status, collectively they preserve the visual qualities and ambiance of the past. Street-scape features, such as trees or light standards, may contribute to the historic value of the district. Even if interspersed with some non-historical structures, areas may qualify for historic district status if at least two-thirds of the houses are original older homes. Any interested individual or group may nominate individual buildings or districts for historic landmark status.

#### *Historic Properties in West Gateway*

The West Gateway area consists of a mixture of buildings and uses. Historic records indicate development in the area as early as late 19<sup>th</sup> century, although existing structures in the area have all been built in early to mid 20<sup>th</sup> century. Given the variety of structures both new and old and the time that the West Gateway area was originally developed, the area has the potential to have structures that are historically significant as either an example of a building type or style of architecture, or by its historical context, i.e. a structure that is significant because the occupant or the presence of the structure itself has historical importance. The structures located in West Gateway are described below by numbered parcel.

#### Parcel 9

Table 4.4-1 lists the location, land use type and year each structure on Parcel 9 was built according to Los Angeles County Assessor's data. Figure 4.4-1 shows the location of the structures.



Source: SCS Engineers Phase1 Report for Parcel 9 (Feb.2004).

Figure 4.4-1  
Locations of Structures Listed in Table 4.4-1

**TABLE 4.4-1  
ASSESSOR'S INFORMATION FOR PARCEL 9**

#	Location	Land Use	Year Built
9a	646 West 3 <sup>rd</sup> Street	Rene Market	1932 and 1960
9b	630 West 3 <sup>rd</sup> Street	Xavier Medical Center	1960
9c	229½ Nylic Court	Single Family Dwelling	--
9d	227 Nylic Court	Single Family Dwelling	1913
9e	232-234 Maine Avenue	Multi-Family Dwelling	1921/1925
9f	228 Maine Avenue	Multi-Family Dwelling	1939/1943
9g	616 West 3 <sup>rd</sup> Street	Single Family Dwelling	--
9h	612 West 3 <sup>rd</sup> Street	Queen's Way Hotel	1929
9i	253 Daisy Avenue	Single Family Dwelling	1921
9j	247 Daisy Avenue	Single Family Dwelling	1904/1910
9k	241 Daisy Avenue	Single Family Dwelling	1904
9l	237 Daisy Avenue	Single Family Dwelling	1904
9m	227 Daisy Avenue	Single Family Dwelling	1912
9n	228 Nylic Court	Single Family Dwelling	1908
9o	234-236 Nylic court	Single Family Dwelling	1904 and 1910
9p	643 West Broadway (Multiple)	Artist's Studios	1932/1960
9q	629 West Broadway	Storage	1918/1950
9r	601 West Broadway	Pete's Liquor	1939/1941

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 9, Long Beach, California, SCS Engineering (February 24, 2004).

Historical information indicates that portions of Parcel 9 were initially developed with dwellings prior to 1902. The property appears to have been utilized for residential and commercial uses since that time. Historical commercial uses have included a grocery, a market, a medical building, a printing company, and a hotel.

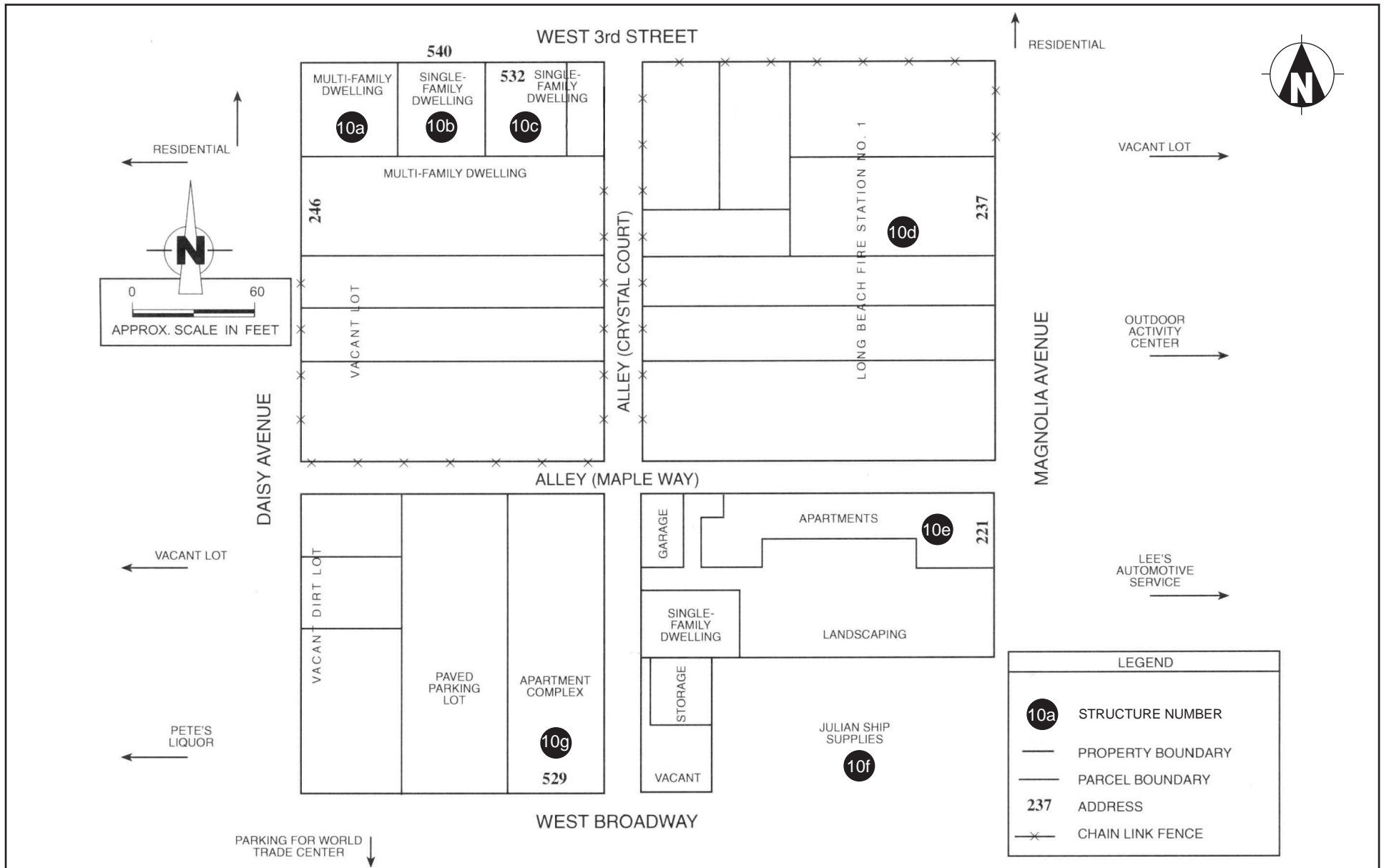
#### Parcel 10

Table 4.4-2 lists the location, land use type and year each structure on Parcel 10 was built according to Los Angeles County Assessor's data. Figure 4.4-2 shows the location of the structures.

**TABLE 4.4-2  
ASSESSOR'S INFORMATION FOR PARCEL 10**

#	Location	Land Use	Year Built
10a	548 West 3 <sup>rd</sup> Street	Multi-Family Dwelling	1985
10b	538 West 3 <sup>rd</sup> Street	Single Family Dwelling	1904/1928
10c	532 West 3 <sup>rd</sup> Street	Single Family Dwelling	--
10d	237 Magnolia	Temporary Fire Station No. 1	2003
10e	221 Magnolia	Multi-Family Dwelling - Apartments and Single Family Dwelling	1941
10f	505 West Broadway	Julian Ship Supplies	
10g	529 West Broadway	Multi-Family Dwelling - Apartments	1905/1913

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 10, Long Beach, California, SCS Engineering (February 24, 2004).



Source: SCS Engineers Phase1 Report for Parcel 10 (Feb.2004).

Figure 4.4-2  
Locations of Structures Listed in Table 4.4-2

Historical information indicates that portions of Parcel 10 were initially developed for residential prior to 1898. The Parcel appears to have utilized exclusively for residential purposes prior to 1908; commercial development of the property started with two stores some time prior to 1914. Identified historic commercial uses of the property include: a paint and hardware store; a special-order sales store; a men's club; a furniture store; an ice cream parlor; and a second hand store.

### Parcel 11

Table 4.4-3 lists the location, land use type and year each structure on Parcel 11 was built according to Los Angeles County Assessor's data. Figure 4.4-3 shows the location of the structures.

**TABLE 4.4-3  
ASSESSOR'S INFORMATION FOR PARCEL 11**

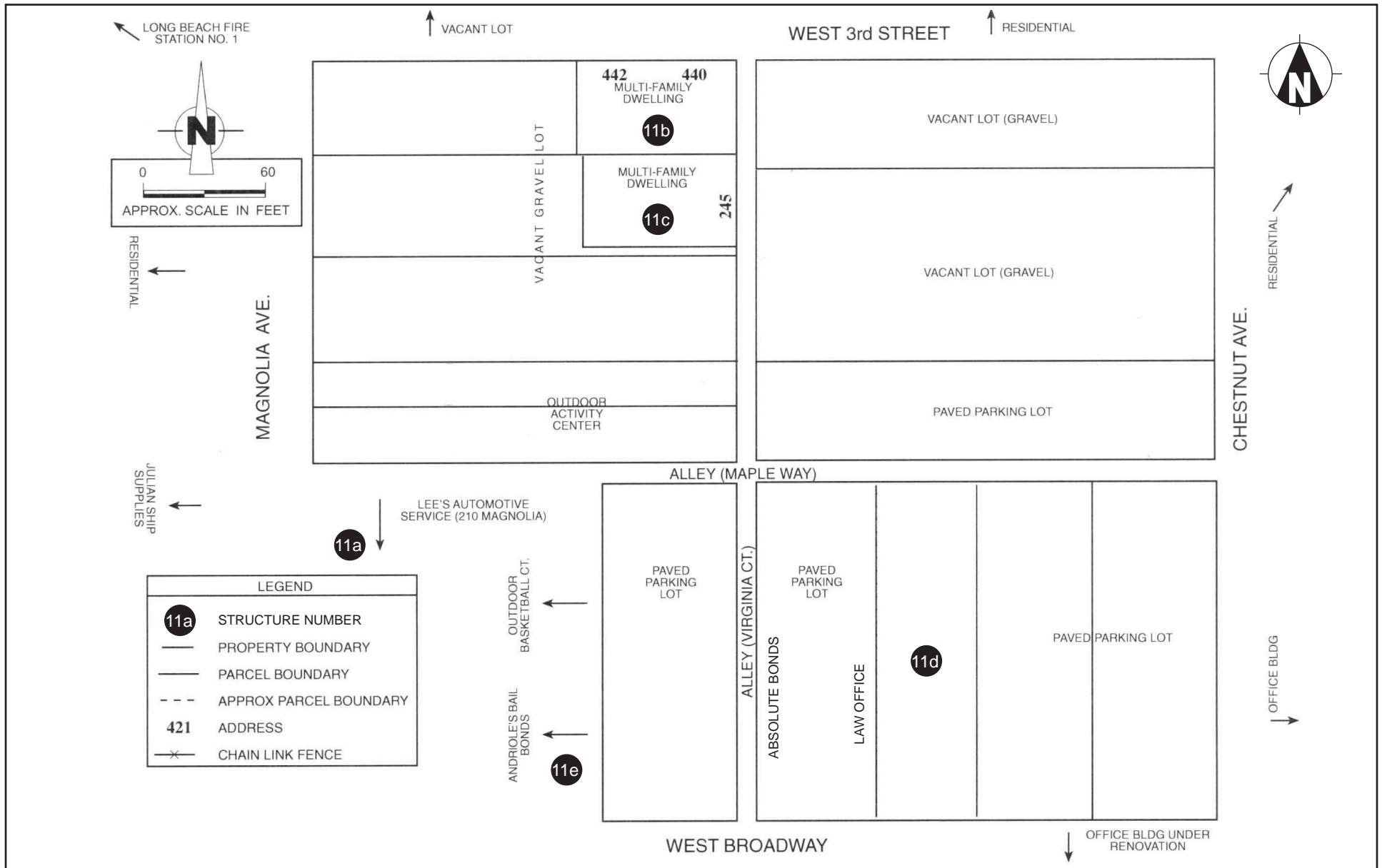
#	Location	Land Use	Year Built
11a	210 Magnolia Avenue	Lee's Automotive Shop	1949
11b	442 and 440 West 3 <sup>rd</sup> Street	Multi-Family Dwelling	1953
11c	245 North Virginia Court	Multi-Family Dwelling	1921
11d	421 and 419 West Broadway	Absolute Bail Bonds, Law Office and Apartments	1911/1916
11e	448 West Broadway	Andriole's Bail Bonds (modular building)	--

Source: Phase 1 Environmental Assessment West Gateway Redevelopment Project Site 11, Long Beach, California, SCS Engineering (February 24, 2004).

Historical information indicates that portions of Parcel 11 were initially developed prior to 1898 and that the property has been used for residential and commercial purposes since that time. However, there are only four structures and one modular structure remaining on the site. The rest of the site comprises vacant lots or parking lots.

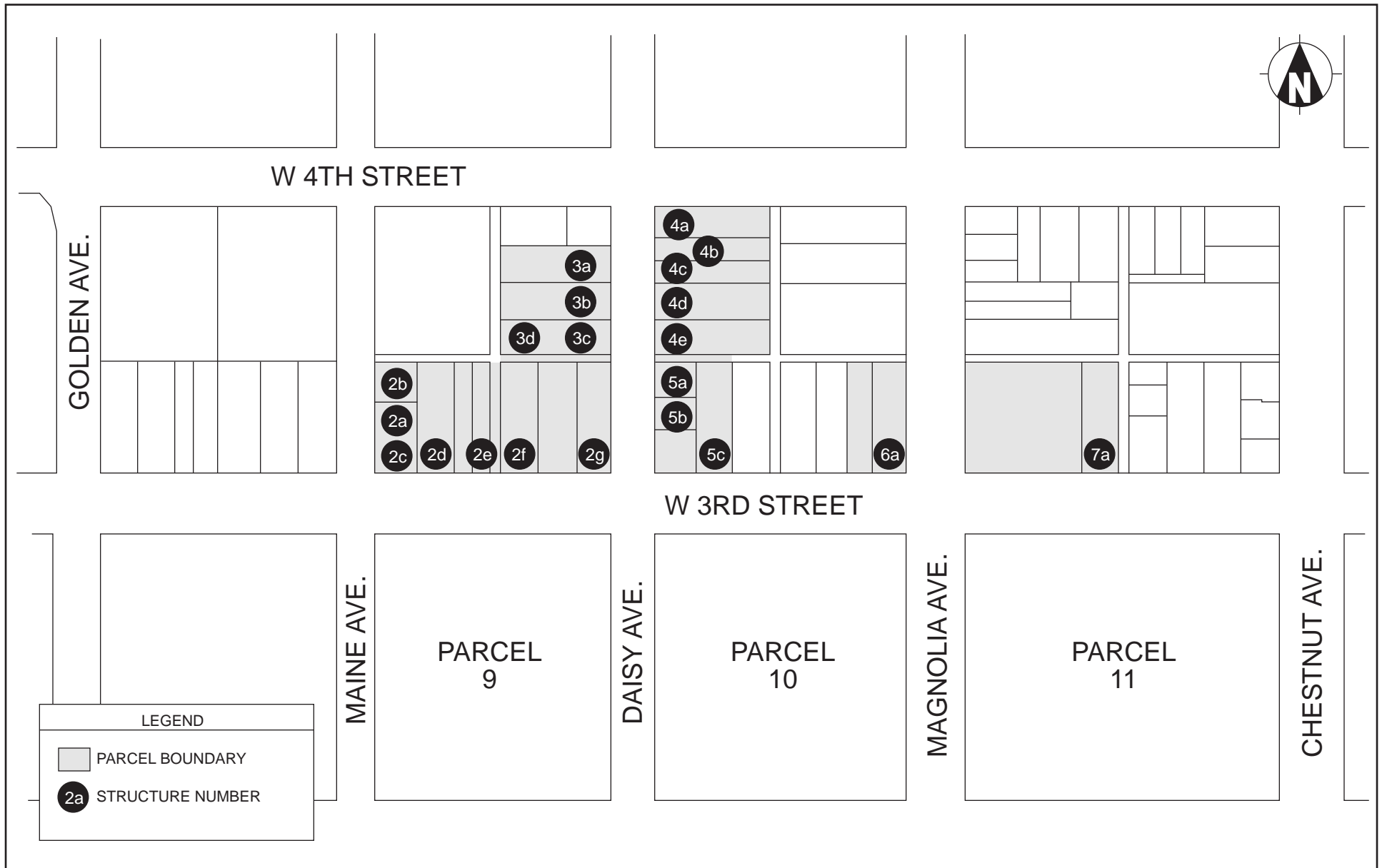
### Parcels 2 through 7

Parcels 2 through 7 comprise all residential uses. The majority of the multi-family uses are housed in fairly contemporary structures with the exception of 545 West Broadway. There are also single-family structures which may meet historic significance criteria. Table 4.4-4 lists the location, land use type and whether the structure on Parcels 2-7 appears to have structures that may have historical significance. Structures that are shown as potentially significant will be subject to review by the Historic Preservation Office as to whether the historic significance criteria is met by any of these structures. Figure 4.4-4 shows the location of the structures.



Source: SCS Engineers Phase1 Report for Parcel 11 (Feb.2004).

Figure 4.4-3  
Locations of Structures Listed in Table 4.4-3



Source: Long Beach Department of Planning and Building (11/04).

Figure 4.4-4  
Locations of Structures Listed in Table 4.4-4

**TABLE 4.4-4  
POTENTIAL HISTORIC SIGNIFICANCE OF PARCELS 2 THROUGH 7**

<b>Parcel</b>	<b>Location</b>	<b>Land Use</b>	<b>Potentially Significant?</b>
2a	310 Maine Avenue	Multi-Family Dwelling-Apartments	No
2b	320 Maine Avenue	Multi-Family Dwelling-Apartments	No
2c	645 West Broadway	Single Family Dwelling	Yes
2d	635 West Broadway	Single Family Dwelling	Yes
2e	627 West Broadway	Multi-Family Dwelling-Apartments	No
2f	617 through 623 West Broadway	Multi-Family Dwelling-Apartments	No
2g	321 Daisy Avenue	Multi-Family Dwelling-Apartments	No
3a	345 Daisy Avenue	Multi-Family Dwelling-Apartments	No
3b	339 Daisy Avenue	Multi-Family Dwelling-Apartments	No
3c	327 Daisy Avenue	Single Family Dwelling	No
3d	328 Nylc Court	Single Family Dwelling	Yes
4a	352 Daisy Avenue	Single Family Dwelling	Yes
4b	348 Daisy Avenue	Single Family Dwelling	Yes
4c	342 Daisy Avenue	Single Family Dwelling	Yes
4d	338 Daisy Avenue	Single Family Dwelling	Yes
4e	330 Daisy Avenue	Single Family Dwelling	Yes
5a	322 Daisy Avenue	Multi-Family Dwelling-Apartments	No
5b	312 Daisy Avenue	Single Family Dwelling	Yes
5c	545 West Broadway	Multi-Family Dwelling-Apartments	Yes
6a	301 Magnolia Avenue	Multi-Family Dwelling-Apartments	No
7a	437 West Broadway	Multi-Family Dwelling-Apartments	No

Source: Cotton/Bridges/Associates, 2004.

#### 4.4.2 THRESHOLDS OF SIGNIFICANCE RELATED TO CULTURAL RESOURCES

Cultural resource impacts are considered significant if the project results in a substantial change in the significance of a historic or archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. In this case, the historic significance thresholds for structures in West Gateway as determined by the City of Long Beach would be whether they would fall under the Historic Landmark criteria eligibility. Historic Landmark status for buildings in Long Beach may be designated if they:

- have historic and/or architectural value and have retained their original exterior form and materials; or
- are buildings that are high quality examples of past architectural styles, or
- are buildings that have historical associations or unusual architectural characteristics.

#### 4.4.3 METHODOLOGY RELATED TO CULTURAL RESOURCES

The methodology for establishing historical significance in the City of Long Beach is enumerated above in the Section 4.4.1 which discusses the City's Historic Preservation Program. Properties that could be considered candidates under these criteria are considered to be potentially historically significant. A preliminary windshield survey was performed for 9, 10 and 11.



#### 4.4.4 IMPACTS RELATED TO CULTURAL RESOURCES

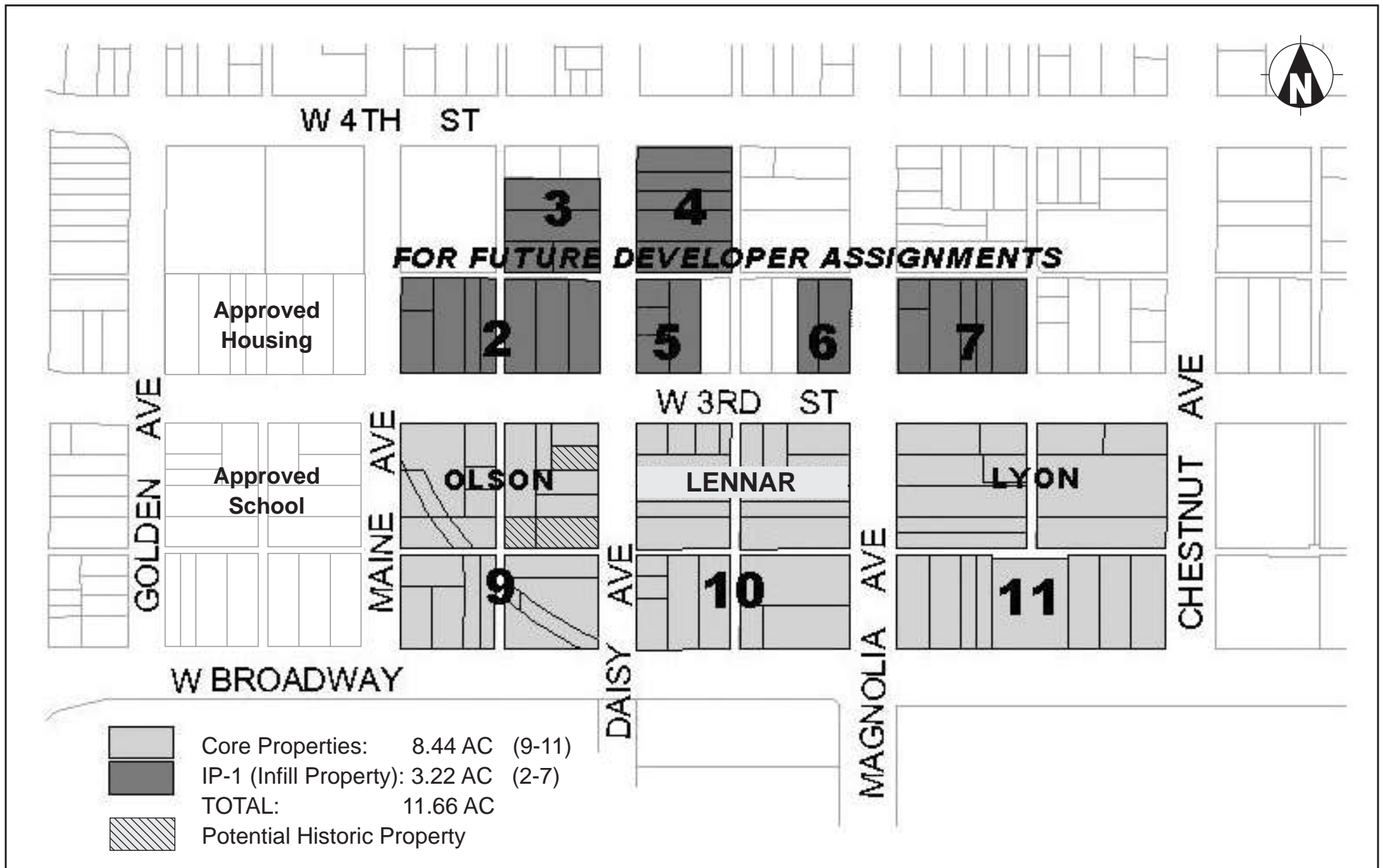
All 33 structures on Parcels 9 through 11 would be demolished as a result of the project. Three potentially historic structures have been identified on Parcel 9 from the windshield survey which would be directly affected by the implementation of the project. The location of these structures is shown in Figure 4.1-5 and the structures are shown in Figures 4.4-6 through 4.4-8. Two structures are adjacent to each other are located at 227 Daisy Avenue and 228 Nylie Court and the third structure is located at 247 Daisy Avenue.

A fourth structure, an old fire house, is being temporarily housed on Parcel 9 at 624 West 3<sup>rd</sup> Street, after it was moved from its original location at 249 Maine Avenue. Implementing the proposed development on Parcel 9, 10 and 11 precludes preserving structures in place. Full scale demolition and excavation to below grade will be necessary to provide the required parking spaces for these proposed development. Therefore, impacts to these known historic structures and any structures later identified would be considered significant.

In addition, there may also be historic structures on Parcel 2 through 11, north of West 3<sup>rd</sup> Street, which could be impacted at later stages of the project. The Drake Park/Willmore City Historic District lies immediately north of Parcels 3 and 4. It is unknown at this time whether full demolition of Parcels 2 through 7 will occur or whether an adaptive reuse of the structures will be employed. For purposes of analysis, it is assumed that full demolition will be required for Parcels 2 through 7, which would impact approximately 22 structures.

#### 4.4.5 MITIGATION RELATED TO CULTURAL RESOURCES

As discussed earlier in this section, the City of Long Beach has policies and procedures in place to preserve its history. While the three identified structures could be eligible for landmark designation, it is possible that they may be preserved by relocating them off site. The City has established procedures that offer historic homes for sale, relocation and rehabilitation as alternative to demolition. However, this process is dependent on willing developers who have the ability and the means to participate in the program. The Request for Proposal (RFP) offering homes in the West Gateway redevelopment area is included as Appendix F. Additional RFPs will be released by the City which will include historic homes. However, not all homes offered will be sold and as a result will most likely be demolished. The following mitigation measures will reduce the impact to historic resources by the loss of these historic homes by ensuring they are recorded appropriately and those records preserved in an archive available to the public. In addition, precautionary mitigation measures are added to ensure that no impact occur to archaeological resources.



Source: Long Beach Department of Planning and Building (11/04).

Figure 4.4-5

## Locations of Properties Eligible for Historic Structure Consideration



SCS Engineers



Cotton/Bridges/Associates

**Figure 4.4-6**  
**Potential Historic Structure at 227 Daisy Avenue**



SCS Engineers

**Figure 4.4-7**  
**Potential Historic Structure at 228 Nylic Court**



**Figure 4.4-8**  
**Potential Historic Structure at 247 Daisy Avenue**



For Parcels 9, 10 and 11

- C-1 Prior to demolition activities on Parcels 9, 10 and 11, all properties which exceed 50 years of age and have not had substantial modern renovation will be subject to records research in known archives to establish whether or not they would be appropriate historic preservation candidates. Structures identified as historic structure candidates shall be documented through photographs of the exterior and, if relevant, the interior to preserve the record of the structure. In addition, the entire West Gateway area including streetscape views must be included in the photographic record. This record will be documented by an architectural historian with relevant photographic experience and using protocol for such reports including archival processing as prescribed by the City's Historic Preservation Officer. The federal Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) program protocols shall be used as for guidance in consultation with the Historic Preservation Officer. The report(s) shall be submitted to the City for review and approval by City's Historic Preservation Officer or his/her designee. The photographs will be archivally processed and placed in a publicly accessible repository, as directed by the Historic Preservation Officer of Long Beach, in order to maintain them in archival condition so that they will be a permanent record of the building and neighborhood.

For Parcels 2 through 7

- C-2 Prior to demolition activities on Parcels 2 through 7, all properties which exceed 45 years of age and have not had substantial modern renovation will be subject to records research in known archives to establish whether or not they would be appropriate historic preservation candidates. Structures identified as historic structure candidates shall be documented through photographs of the exterior and, if relevant, the interior to preserve the record of the structure. In addition, the entire West Gateway area including streetscape views must be included in the photographic record. This record will be documented by an architectural historian with relevant photographic experience and using protocol for such reports including archival processing as prescribed by the City's Historic Preservation Officer. The federal Historic American Building Survey (HABS) and the Historic American Engineering Record (HAER) program protocols shall be used as for guidance in consultation with the Historic Preservation Officer. The report(s) shall be submitted to the City for review and approval by City's Historic Preservation Officer or his/her designee. The photographs will be archivally processed and placed in a publicly accessible repository, as directed by the Historic Preservation Officer of Long Beach, in order to maintain them in archival condition so that they will be a permanent record of the building and neighborhood.

In the event that adaptive reuse of an existing potentially historic structure will occur instead of demolition, the developer and Redevelopment Department representative shall consult with the City's Historic Preservation Officer on the extent photo documentation must occur based on the degree of change to the structure and whether or not the changes would degrade the historic value of the structure.

For Parcels 2 through 11

- C-3 A City-certified archaeologist shall be retained by the developer to monitor demolition and grading activities. If archaeological material is encountered during demolition or project construction, the construction contractor shall immediately stop work within the immediate vicinity of the finding until the material is investigated and determined to be not significant or the material is documented and removed using appropriate preservation protocol.
- C-4 If human remains are encountered during construction activities, work shall cease and the Los Angeles County Coroner's Office and the Native American Heritage Commission shall be notified. A course of action will be agreed upon regarding the treatment of said remains with the Los Angeles County Coroner's Office or in compliance with the Native American Graves Protection and Repatriation Act (NAGPRA) and the Native American Heritage Commission if the remains are determined to be of Native American origin. This process can involve, but is not limited to re-interment of said remains on- or off site, donation to museums or schools for the promotion of archaeological body of record or other arrangements as agreed upon by the consultation process with the Native American descendants or their representative.

#### 4.4.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO CULTURAL RESOURCES

Implementation of the Mitigation Measures C-1 and C-2 will preserve the historic record of the homes in the West Gateway area. Therefore, impacts to historic structures will be reduced to a less than significant level with full compliance with these mitigation measures. However, the permanent loss of these structures along with demolition that occurred in earlier years represents a cumulative impact in representative historic structures and context. While this is clearly intended in the redevelopment plans and strategic plans for the area, the loss of historic structures and historic neighborhood context in Downtown Long Beach is cumulatively considerable and represents a cumulative impact. Refer to Section 8.0 (Cumulative Impacts) for the full discussion.

Mitigation Measure C-3 will ensure that any impacts to previously unknown subsurface archaeological resources will be less than significant. Mitigation Measure C-4 is required any time subsurface human remains are found.